

Outline for the Development of a Draft Environmental Impact Report (DEIR) for Placer County

[Hyperlinks are shown in bold/underline - examples are shown in bold/underline/italic]

Cover (to include **County logo**)

(Example of Cover)

Table of Contents

1.0 Introduction

- 1.1 Type and Purpose of the Draft Environmental Impact Report
- 1.2 Scope of the Draft EIR and Effects Found Not to Be Significant
- 1.3 Definition of Baseline
- 1.4 Significance Criteria
- 1.5 Project Background and History
- 1.6 Definition of Terms
- 1.7 **Project Review and CEQA Process**

2.0 Executive Summary or Summary

- 2.1 Summary Description of the Proposed Project and Alternatives
- 2.2 **Environmental Impacts and Proposed and Recommended Mitigation**
(Example impact summary tables showing two different presentation options):
 - Option 1: Summarized Mitigation Measures***
 - Option 2: Complete Text Of Mitigation Measures***
- 2.3 **Alternatives to the Proposed Project**
(Example alternatives summary tables showing two different presentation options):
 - Option 1: Detailed Impact Significance Summary***
 - Option 2: General Summary***
- 2.4 Areas of Controversy
- 2.5 Issues to be Resolved

3.0 Project Description (ref: ERO 18.20.030.C - Contents of Draft EIR, Project Description)

- 3.1 **Project Location**
- 3.2 Study Area Characteristics
- 3.3 Project Objectives
- 3.4 **Description of Proposed Project Characteristics** (the “project description”)
- 3.5 Intended Uses of the EIR
 - 3.5.1 **Required Permits and Approvals**
 - 3.5.2 Other Agencies Using the EIR and Consultation Requirements

4.0 through 15.0—Technical Chapters ([click here for an overview](#))

General Organization of Technical Chapters

For each technical chapter, organize as follows:

X.1 [Environmental Setting](#) (ref: ERO 18.20.030.E, Contents of Draft EIR, Environmental Setting)

X.2 [Regulatory Setting](#)

X.3 [Impacts](#) (ref: ERO 18.20.030.F, Contents of Draft EIR, Impact Analysis)

[*Example Impact Summary*](#)

(Examples of impact text showing two presentation options):

[*Option 1: Mitigation Summarized In Impact Summary*](#)

[*Option 2: Complete Text Of Mitigation Included In Impact Summary*](#)

X.4 [Mitigation Measures](#)

(ref: Placer County Land Development Department Sample Conditions, ERO 18.20.030.H, Contents of Draft EIR, Mitigation Measures)

[*Example Mitigation Measures Written As Conditions Of Approval*](#)

[*Example Format For Mitigation Measures Section*](#)

Typical Chapters for Environmental Setting, Impacts and Mitigation. Please use the chapter order specified, deleting or modifying per the specific project's impacts. Do not include chapters or subsections that have no relevance to the project's impacts.

4.0 Land Use

Consider, at a minimum, the following topics (as applicable):

4.1 Environmental Setting

- Existing Land Uses
- Land Ownership
- Agricultural Lands
- Land Development Trends
- Proposed Land Uses

4.2 Regulatory Setting

4.3 Impacts

- Land Use Conversion
- Land Use Density and Compatibility with Surrounding Uses
- [Consistency with Plans and Policies](#) (include if any environmental impacts)

[*Example Plan Consistency Table*](#)

4.4 Mitigation Measures

5.0 Population, Employment, and Housing

Consider, at a minimum, the following topics (as applicable):

5.1 Environmental Setting

- Population
- Employment
- Housing

5.2 Regulatory Setting

5.3 Impacts

- Population
- Employment
- Housing

5.4 Mitigation Measures

6.0 Biological Resources

Consider, at a minimum, the following topics (as applicable):

6.1 Environmental Setting

- Regional Setting
- Local Setting
 - Site Location and Description
 - Physical Features (e.g., topography, soil)
- Biological Communities
- Wildlife
- Special-Status Species
 - Plants
 - Wildlife
- Sensitive Habitats
 - Waters of the U.S.
 - Riparian Systems
 - Oak Woodlands
 - [Wildlife Movement Corridors](#)
 - Other
- Federal Recovery Plans and Critical Habitat

6.2 Regulatory Setting

6.3 Impacts

- Construction Impacts (by topic as in Environmental Setting)
- Operational Impacts (by topic as in Environmental Setting)

6.4 Mitigation Measures

7.0 Cultural Resources

Consider, at a minimum, the following topics (as applicable):

- 7.1 Environmental Setting
 - Cultural Setting
 - Paleontological Setting
 - Important Cultural Resources (i.e., Historical Resource or Unique Archaeological Resource according to CEQA and Guidelines)
- 7.2 Regulatory Setting
- 7.3 Impacts
 - Construction Impacts (by topic as in Environmental Setting)
 - Operational Impacts (by topic as in Environmental Setting)
- 7.4 Mitigation Measures

8.0 Visual Resources

Consider, at a minimum, the following topics (as applicable):

- 8.1 Existing Conditions
 - Regional Landscape Character
 - Local Study Area Landscape Character
 - Summary of Viewing Conditions
 - Specific Landscape and Viewshed Zones
 - Viewer Sensitivity
- 8.2 Regulatory Setting
- 8.3 Impacts
 - Methodology
 - Construction Impacts
 - Operational Impacts
- 8.4 Mitigation Measures

9.0 Transportation and Circulation

Consider, at a minimum, the following topics (as applicable):

- 9.1 Environmental Setting
 - Study Area Roadways and Intersections
 - Existing Traffic Levels of Service
 - Existing Transit Service
 - Existing Pedestrian Facilities
 - Existing Bicycle Facilities
- 9.2 Regulatory Setting
 - Community Plan and General Plan

- LOS Criteria and Standards

9.3 Impacts

- [Methodology](#)
- Construction Impacts
- Impacts Under Existing Plus Project Conditions
- Short Term Plus Project Conditions (if applicable)
- Impacts Under (horizon year) General Plan Plus Project Conditions
- Transit Impacts
- Pedestrian Impacts
- Bicycle Impacts
- Hazards to Safety from Design Features (as applicable)

9.4 [Mitigation Measures](#)

10.0 Air Quality

Consider, at a minimum, the following topics (as applicable):

10.1 Environmental Setting

- Climate and Topography
- Air Quality Standards and Existing Concentrations
- Existing Emission Sources

10.2 Regulatory Setting

10.3 Impacts

- Construction Impacts
- Operational Impacts

10.4 Mitigation Measures

11.0 Noise

Consider, at a minimum, the following topics (as applicable):

11.1 Environmental Setting

- Characteristics of Environmental Noise
- Regional Setting
- Local Setting

11.2 Regulatory Setting

11.3 Impacts

- Construction Impacts
- Operational Impacts

11.4 Mitigation Measures

12.0 Soils, Geology, and Seismicity

Consider, at a minimum, the following topics (as applicable):

12.1 Environmental Setting

- Topography
- Geology
- Mineral Resources
- Soils
- Seismicity

12.2 Regulatory Setting

12.3 Impacts

- Construction Impacts (by topic as in Environmental Setting)
- Operational Impacts (by topic as in Environmental Setting)

12.4 Mitigation Measures

13.0 Hydrology and Water Quality

Consider, at a minimum, the following topics (as applicable):

13.1 Environmental Setting

- Groundwater
- Hydrology
- Surface Water Quality

13.2 Regulatory Setting

- Groundwater
- Hydrology
- Surface Water Quality

13.3 Impacts

- Groundwater
 - Construction Impacts
 - Operational Impacts
- Hydrology
 - Construction Impacts
 - Operational Impacts
- Surface Water Quality
 - Construction Impacts
 - Operational Impacts

13.4 Mitigation Measures

14.0 Public Services and Utilities

Consider, at a minimum, the following topics (as applicable):

14.1 Environmental Setting

- Water
- Wastewater
- Reclaimed Water
- Solid Waste
- Electricity/Gas/Energy
- Parks and Recreation
- Schools
- [Fire Protection and Emergency Medical Services](#)
- Sheriff/Police
- Library Services
- Cable Services
- [Other County/Community Services](#)

14.2 Regulatory Setting

- Water
- Wastewater
- Reclaimed Water
- Solid Waste
- Electricity/Gas/Energy
- Parks and Recreation
- Schools
- Fire Protection and Emergency Medical Services
- Sheriff/Police
- Library Services
- Cable Services
- Other County/Community Services

14.3 Impacts

- Construction Impacts (by topic as in environmental setting)
- Operations Impacts (by topic as in environmental setting)

14.4 Mitigation Measures

- Water
- Wastewater
- Reclaimed Water
- Solid Waste
- Electricity/Gas/Energy
- Parks and Recreation

- Schools
- Fire Protection and Emergency Medical Services
- Sheriff/Police
- Library Services
- Cable Services
- Other County/Community Services

15.0 Hazardous Materials and Hazards

Consider, at a minimum, the following topics (as applicable):

- 15.1 Environmental Setting
 - Regional Setting
 - Existing Site Conditions
- 15.2 Regulatory Setting
- 15.3 Impacts
 - Construction Impacts
 - [Operational Impacts](#) (disturbance, sensitive uses, physical hazards)
- 15.4 Mitigation Measures

16.0 Other CEQA Sections

- 16.1 Alternatives (ref: ERO 18.20.030.D, Contents of Draft EIR, Alternatives)
 - 16.1.1 Alternatives Considered and Eliminated from Further Consideration
 - 16.1.2 [Alternatives Selected for More Detailed Analysis](#)
 - Example conceptual site plans for alternatives**
 - [\[Example 1\]](#) [\[Example 2\]](#)
 - 16.1.3 [Summary of Alternatives Analysis](#)
 - [Example Alternatives Summary Table](#)
- 16.2 Significant Environmental Effects Which Cannot Be Avoided
- 16.3 Significant Irreversible Environmental Changes
- 16.4 Growth-Inducing Impacts of the Proposed Project
- 16.5 Cumulative Impacts (ref: ERO 18.20.030.G, Contents of Draft EIR, Cumulative Impact Analysis)
 - [Example Roadmap For Cumulative Impact Analysis](#)
 - [Example Cumulative Impact Discussion](#)

17.0 Report Authors or Report Preparers

- 17.1 Placer County
- 17.2 Primary Consultant
- 17.3 Sub-Consultants (if applicable)

18.0 References and Persons Consulted

18.1 References

18.2 Persons Consulted

Attachment – Mitigation Monitoring and Reporting Program (must be included in Draft EIR)

[Standard Mitigation Monitoring Program](#)

[Supplemental Mitigation Monitoring Plan](#) (ref: ERO 18.28, Mitigation Monitoring and Reporting Program)

[Example Mitigation Monitoring And Reporting Program](#)

Appendices

Appendix A. Notice of Preparation and Initial Study

Appendix B. Comments on the Notice of Preparation and Initial Study

Appendix C. Distribution List

Appendix D. Consistency With Relevant Land Use Plans and Policies (*prepared in table format*)

[Example Plan Consistency Table](#)

Other appendices as required